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MINUTES DUVALL PLANNING COMMISSION

**Community Center, 26512 NE Stella Street, Duvall
Thursday, October 16, 2008 at 7:00 PM**

1. Call to Order – Flag Salute

The Planning Commission meeting was called to order by Commissioner Wolf at 7:09 P.M.

2. Roll Call

Commissioners Jeff Wolf, Jason Walker, Amy Ockerlander, Peter Luhrs, Skye King, and Holly Krueger were in attendance. Commissioner Hilarie Cash had an excused absence. City Staff members Lara Thomas, Senior Planner and Chris Green, Assistant Planner were present.

3. Announcements

Lara Thomas announced that the King County Council approved the Burhens' proposal to add a piece of property just south of NE 140th Street to the Urban Growth Area for Duvall, in order to create a heritage park and commercial development.

Lara Thomas announced that ground was broken for the Main Street Project on October 10.

Lara Thomas announced that the annual Trick or Treat event will be held on October 31 from 3-6 pm at City Hall. Construction work on Main Street will stop at 1 pm that day and the construction crew will keep access open to businesses.

Lara Thomas said that the annual tree lighting will happen this year on December 5, and that due to budget cuts, the City is considering purchasing a twenty-foot live tree for the lighting. This smaller tree would cut electricity costs as well as rental of the lift needed to decorate the current tree.

Chris Green said that he had attended the American Planning Association-Washington Chapter conference in Spokane October 13-15, and gained insight on a variety of topics including bus transit and site planning.

Chris Green announced that Jeffrey Possinger with King Conservation District will make a presentation at the November 6 Planning Commission meeting.

4. Approval of Minutes

It was moved and seconded (Luhrs-Ockerlander) to approve the Planning Commission Meeting Minutes of September 18, 2008. The motioned carried. (all ayes).

5. Citizen's Comments and Requests – Items not on the Agenda

None

6. Old Business

Comprehensive Plan Amendments: Parks and Recreation

Chris Green made a presentation summarizing the background, planning process, and current status of the Parks, Trails, and Open Space (PTOS) Plan and associated comprehensive plan amendments. He described the public process leading to the draft plan and amendments and schedule of future hearings. He noted that certain aspects of these documents, such as future park needs and desired level of service (LOS) standards will influence the impact fee study currently being conducted for the City by FCS Group.

Commissioner Walker suggested looking at a side-by-side comparison of impact fees in nearby jurisdictions. Chris Green said that he was researching nearby cities' fees, but direct comparison was proving complicated due to the wide range of methods used in calculating the fees.

Commissioner Walker asked if Duvall would be pricing itself out of the new housing market with high impact fees. Lara Thomas and Chris Green said a critical part of the process would be balancing the affect of the fees on housing development costs with the costs of maintaining a high quality park system as the population grows.

Comprehensive Plan Amendments: Capital Facilities and Transportation Elements

Lara Thomas presented the updates to the Transportation Element of the Comprehensive Plan on behalf of City Engineer Boyd Benson. She said that the Transportation Element was still waiting on some data from consultants and was not sent to the Washington Department of Community, Trade, and Economic Development at the same time as updates to the Parks and Recreation and Capital Facilities elements.

Lara Thomas described the Residential and Employment Capacity Analysis used to forecast future system needs, and a peer review of these forecasts by Puget Sound Regional Council and the Transpo Group. She pointed out that a forecast error in 2004 had overestimated existing levels of commercial and industrial development in Duvall, leaving the City with a challenge of how to create opportunities for these kinds of developments. She said that the 2006 Economic Development Strategic Action Plan did list a correct figure for existing commercial and industrial development.

Lara Thomas concluded by reviewing the schedule for CTED review, workshops, and hearings related to the Comprehensive Plan updates for October through December. She

said that a few consistency issues within the PTOS Plan need to be ironed out, but it is close to completion.

Commissioner Luhrs stated that existing community parks are skewed to the west side of the city, and if community parks are needed in neighborhoods to the east, the cost of those should be paid by the existing community and not new development. He also suggested that the City should look at a park district and purchasing park land outside of the Urban Growth Area.

Commissioner Ockerlander also expressed support for creating a park district, possibly by joining with other Snoqualmie Valley jurisdictions. She said that a phased approach of completing projects, as well as the public process associated with a vote on a parks bond, would generate the community support needed for parks funding.

7. New Business

None

8. Other Business

None

9. Adjournment

It was moved and seconded (Ockerlander-King) to adjourn the meeting. Motion carries with all ayes. The meeting was adjourned at 8:32 p.m.